



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
DRAFT (Subject to Approval)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, May 22, 2012

Commissioners Present

Sandra Bobowski
David Blatt
Temple Shannon
Gerald Pleasant
Edwin Vargas, Jr.
Valerio Giadone
Anthony Koos
John Lupo, Jr.

Staff Present

Roger J. O'Brien
Kim Holden
Jillian Hockenberry
Lynda Crespo

Chairwoman Bobowski called the meeting to order. Secretary O'Brien read the roll call. There was a quorum. Chairwoman Bobowski appointed Commissioner Pleasant sit for Commissioner Vargas, Jr.

I. Public Hearing

a. 341 Franklin Avenue-Special Permit application for a new restaurant serving liquor with live entertainment in the B4 zoning district. Applicant & Owner-Aneka Young

The special permit application was continued at the last meeting to allow the applicant to address concerns raised by the residents of the neighborhood. There were complaints about parking issues and noise complaints. The applicant Aneka Young was present, and addressed the concerns. Ms. Young stated that she met with the neighborhood group as recommended by the Commission at the last meeting. Regarding the noise complaints, Ms. Young felt that she was unjustly accused of being another liquor establishment with noise issues. The meeting with Southend Neighborhood Revitalization Zone (NRZ) was successful.

Chairwoman Bobowski invited the public to speak on the matter.

Carl Williams, Co-Chair of the Southend NRZ met with the applicant. The Southend NRZ was in support of the proposed establishment.

There were no other questions or comments from the public. The public hearing was closed.

b. 681 Wethersfield Avenue-special Permit application for a restaurant serving liquor with live entertainment in the B3 zoning district. Applicant-Algoo Realty, LLC, Owner-Fabio Caro, Agent-Attorney John Q. Gale.

Junior Planner Jillian Hockenberry presented a summary of the special permit report to the Commission. The subject site had been used as a restaurant since 1955. The owner of the establishment ran a restaurant business from 2003 until 2009, when he sold the business to the Leone Group, LLC. A Special Permit was issued in December 2010 to the Leone Group, which had expired in June 2011. The owner took over the business when issued a Special Permit in September 2011 and has operated the business to date. The applicant requested a Special Permit to continue the use of a restaurant with live entertainment and full liquor license. The subject site was in the B4 zoning district. The use was a permitted use. Planning Staff recommended approval of the Special Permit with conditions. The applicant must institute noise mitigation measures to ensure surrounding neighbors were not disturbed. The Special Permit could be renewed on a yearly basis.

Carl Williams, Co-Chairman of the Southend NRZ stated that the applicant had met with the neighborhood group and was in support of the proposed establishment.

Hyacinth Yennie, supported the restaurant business but stated that the entertainment business part still needed to be worked on.

Attorney John Q. Gale was the agent for the applicant Christopher Algo. Attorney Gale stated that the applicant was a professional businessman with a law degree and license to practice. Attorney Gale represented the owner, Fabio Caro, in 2011 when Mr. Caro took over the restaurant operation from the Leone Group.

There were no other questions or comments from the public. The public hearing was closed.

II. Regular Meeting

a) Consideration of Public Hearing Items

i. 341 Franklin Avenue-Special Permit application for a new restaurant serving liquor with live entertainment in the B4 zoning district. Applicant & Owner-Aneka Young

After discussion, the Commission amended the resolution to include two conditions. On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas Jr., the following resolution was approved:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed a Special Permit

application for a restaurant with live entertainment serving alcoholic beverages;
and

Whereas, The City of Hartford Planning and Zoning Commission has reviewed the proposed security management plan; and

Whereas, The applicant proposes no changes to the restaurant's floor plan; and

Whereas, The applicant intends to operate the restaurant in a similar fashion to its previous owner; and

Whereas, The applicant has submitted a transportation management plan and a security management plan that demonstrates the applicant's intention to provide a safe environment and that alternate modes of transportation will be used for this project; and

Whereas, The proposed project is consistent with the City's Plan of Conservation and Development; Now Therefore Be It

Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the application to allow the continued operation of a restaurant with live entertainment serving alcoholic beverages as shown In the plans entitled "Property Boundary Survey prepared for FRAN341KLIN, LLC", dated April 3, 2010, scale 1"/20', prepared by MBA Engineering, Inc., PO Box 7316, Kensington, CT 06036, (860) 829-2224 with the following condition(s).

1. The special permit must be renewed in two years from the date of the original approval letter.
2. The applicant must institute noise mitigation measures as needed.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone, Koos and Pleasent.

ii. 681 Wethersfield Avenue-Special Permit application for a restaurant serving liquor with live entertainment in the B3 zoning district. Applicant-Algoo Realty, LLC, Owner-Fabio Caro, Agent-Attorney John Q. Gale.

After discussion, the Commission amended the resolution to change condition number two as follows: That the Special Permit is renewable in two years from the date of the original approval letter. On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission has reviewed the application for a Special Permit at 681 Wethersfield Avenue; and

Whereas, The proposed restaurant serving liquor use is consistent with previous uses on the site; and

Whereas, The owner has successfully operated the restaurant on site from 2003 to the present time and requests to continue the restaurant use with live entertainment with a new tenant; and

Whereas, Landscaping has been added between the parking area and public sidewalk; now therefore be it

Resolved, That the Planning and Zoning Commission hereby approves the application for a Special Permit as shown on the plans entitled "Plot Plan of 681 Wethersfield Avenue, Hartford, Connecticut, prepared for Chris Algoo", prepared by Oswald Blint Surveying, 88 Farmstead Lane, Windsor, Connecticut, scale of 1"=10' and dated May 5, 2012, for the property located at 681 Wethersfield Avenue with the following conditions:

1. The applicant will institute noise mitigation measures as required to ensure surrounding neighbors are not disturbed.
2. The Special Permit is renewable on a two year basis.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone, Koos and Pleasant.

b) Site Plan Review

i. High Street between Albany Avenue and South Chapel Street-Site Plan review of roadway adjacent improvements and public improvements review of roadway reconfiguration in conjunction with the Public Safety Complex. Applicant & Owner-City of Hartford.

Stephen J. O'Neill, Transportation Engineer of Vanasse Hangen Brustlin, Inc., presented site plans for the roadway and traffic control signal improvements reconfiguration in conjunction with the Public Safety Complex.

Commissioner Giadone recommended that trash receptacles and benches be added to the improvements, to make it more pedestrian friendly. The Commission was pleased with the reconfiguration and voted to forward a favorable recommendation to the Court of Common Council.

The Commission voted to forward a favorable recommendation to the Court of Common Council.

ii. 2814 Main Street-Site Plan review for the change of use from a general automobile repair shop to a retail establishment and alterations to more than 50% of the façade. Applicant and Owner-Kenston Harry.

Chief Staff Planner Kim Holden presented a supplementary report of the Site Plan Application, Planning Division Report to the Commission dated May 22, 2012, for Principal Planner Jon Mullen, due to his absence. The applicant proposed to make interior and exterior renovations to the existing building. There were two existing curb cuts on the Windsor Street frontage. The improvements included a parking plan that showed a total of 10 customer parking spaces, which included a handicap parking space. In 1973, a variance was granted to allow parking forward of the building line on the Main Street frontage. Lighting was not indicated on the site plan. There were no existing landscaping on the site, but there were streetscape improvements on Main Street and Terry Square Plaza. The lot had broken pavements and no drainage. The Planning Division staff recommended approval of the site plan with the following conditions:

- The southernmost curb cut be closed in accordance to the City of Hartford Standards, and the northern curb cut be relocated to the south of its current location, and designed for a two way access.
- The applicant submits a lighting plan that showed lights on the building.
- The applicant installs planter boxes on the Windsor Street side of the site.
- The applicant submits a drainage plan.

The Commission was pleased with the overall proposed site improvements.

The applicant understood and agreed to the conditions of approval.

A motion to approve the following resolution was made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr.:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application for the change of use of a building from limited repair to retail and alteration of more than 20 percent of a façade of a building located at 2814 Main Street; and

Whereas, The site has been used for general automobile repair purposes dating back to 1960; and

Whereas, General automobile repair is no longer a permitted use in the B-4 zoning district; and

Whereas, The applicant also intends to make interior and exterior renovations to the existing building on the property to meet the needs of the proposed business; and

Whereas, The architectural improvements to the building will be a vast improvement from existing conditions; and

Whereas, The proposed use will bring a much needed retail presence to a long vacant property at this very prominent intersection in the Northeast Neighborhood; and

- Whereas, The use will be in accordance with Future Land Use map's designation of this parcel as neighborhood business; and
- Whereas, The change in use from general automobile repair to retail will accomplish the One City One Plan goal of removing automotive repair from the B-4 zoning district; Now Therefore Be It
- Resolved, That the Planning and Zoning Commission hereby approves the application for a site plan for the change in use of a building from a general automobile repair shop to a retail establishment and alterations to more than 50% of the façade of a building located at 2814 Main Street, as shown in the site plan entitled "General Location Plan prepared for Kenston Harry, 2814 Main Street, Hartford, Connecticut" dated December 29, 2011 prepared by Giuliano Land Surveying, 14 Fieldstone Drive, Glastonbury, CT 06073, scale 1"=10' and the elevation drawings entitled "Proposed Retail Automotive Accessories, 2814 main Street" Sheet D-1 dated May 1, 2012 and Sheets A-1 and A-2 dated April 7, 2012 prepared by LR Consulting, LLC, 235 Preston Road, scale 1/4"=1'
1. The southernmost curb cut is closed in accordance to City of Hartford Standards and the northern curb cut is relocated to the south of its current location and designed for two way access.
 2. The applicant submits a lighting plan showing lights on the building.
 3. The applicant installs planter boxes on the Windsor Street side of the site and around the building.
 4. The applicant paves the site.

The following Commissioners voted in favor of the motion: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Koos.

iii. 54 & 58 Huntington Street-New construction of two single family dwellings. R2 zoning district. Applicant-Habitat for Humanity, Owner-Asylum Hill Congregational Church, Agent-Burt Mitchell

The Commission unanimously voted to add 54 and 58 Huntington Street to the agenda. The application was tabled at the last meeting to allow the applicant to work with staff on a proposal that was compatible with the Plan of Conservation and Development (POCD) and surrounding properties.

Roger J. O'Brien. Director of Planning and Secretary of the Commission stated that the property owner informed staff that the applicant had withdrawn from their proposal. However, the applicant had not come forward to officially withdrawal their application. Mr. O'Brien planned to meet with the property owner to inform them of what would be an appropriate development for the site and of funding available to develop the site. The Commission all agreed that the application should be denied without prejudice, to give the applicant an opportunity to come back with a plan that was in line with One City, One Plan POCD.

c) CGS 8-24 Review

**i. 58 Chapel Street-Acquisition of a parking lot from Chapel Street Park LLC.
Applicant-City of Hartford.**

The Commission received the report at the last meeting to consider the execution of a purchase and sale agreement between Chapel Street Park LLC and the City of Hartford, the acquisition of the 1.16 acre property for 1,289,000.00.

Roger J. O'Brien asked the Commission to take formal action. The Commission voted to forward a favorable recommendation to City Council; all were in favor.

ii. 5 Doreset Street-Acquisition of a parcel of land from the Estate of Reggie Andoline. Applicant-City of Hartford.

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

III. Old/New Business

Roger J. O'Brien updated the Commission on City Projects and the Connecticut Fast Track ground breaking.

IV. Approval of Minutes

The minutes were tabled.

V. Adjournment

Respectfully submitted by
Lynda Crespo

Roger J. O'Brien, Planning Director/Secretary